

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
Thursday – May 20, 2021**

AGENDA

1. ROLL CALL
2. APPROVAL OF MINUTES FROM THE APRIL 15, 2021 CHICAGO PLAN COMMISSION HEARING
3. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT

Disposition

1. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 2929 S. Ellis Avenue from 26th Street to 31st Street and from Lake Park Avenue to Vernon Avenue, to GRIT Chicago, LLC (21-017-21; 4th Ward)
2. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land to Inner-City Muslim Action Network, generally located at 1201-05 West 63rd Street (21-013-21; 16th Ward).
3. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land to Englewood Phase 1, LLC., generally located at 6100-36 South Halsted Street/801-11 West 61st Street (21-010-21;16th Ward).
4. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land to Nath Construction LLC, generally located at 428 North Troy Street, 600 North Central Park Avenue, 3401 West Fulton Boulevard, 625 North Christiana Avenue, 636, 637, 639,640 and 643 North Trumbull Avenue (21-015-21; 27th & 28th Wards).
5. A resolution recommending a proposed ordinance authorizing a disposition of city owned land to GMP Development, LLC. generally located at 1217 South Troy Street,1220 South Troy Street, 1225 South Troy Street, 1227 South Troy Street, 1235 South Troy Street, 1237 South Troy Street, 1239 South Troy Street, 1245 South Troy Street, 1247 South Troy Street, and 1249 South Troy Street (21-016-21; 24th Ward).

6. A resolution recommending a proposed ordinance authorizing a disposition of 100 parcels of city owned land to Chicago Neighborhood Initiatives-Lawndale Christian Development Corporation Joint Venture (CNI-LCDC JV), generally located at (addresses listed below) (21-018-21; 24th Ward).

ADDRESSES					
1311 S SAWYER AVE	1601 S SAWYER AVE	1315 S KEDZIE AVE	3134 W 15TH PL	3136 W. 15th PL	1219 S KEDZIE AVE
1312 S KEDZIE AVE	1832 S SAWYER AVE	1319 S KEDZIE AVE	3132 W 15TH PL	3140 W 15TH PL	1243 S KEDZIE AVE
1444 S SAWYER AVE	1825 S SAWYER AVE	1321 S KEDZIE AVE	1502 S ALBANY AVE	3148 W 15TH ST	1251 S KEDZIE AVE
1440 S SAWYER AVE	1829 S SAWYER AVE	1316 S TROY ST	1520 S ALBANY AVE	3146 W 15TH ST	1255 S KEDZIE AVE
1421 S SAWYER AVE	1858 S KEDZIE AVE	1320 S TROY ST	1549 S KEDZIE AVE	3144 W 15TH ST	1255 S TROY ST
1425 S SAWYER AVE	1900 S SAWYER AVE	1301 S TROY ST	3147 W 15TH PL	3142 W 15TH ST	1257 S TROY ST
2433 S CHRISTIANA AVE	1904 S SAWYER AVE	1303 S TROY ST	3145 W 15TH PL	3138 W 15TH ST	1248 S ALBANY AVE
1437 S SAWYER AVE	1938 S SAWYER AVE	1300 S ALBANY AVE	3146 W 16TH ST	3122 W 15TH ST	1620 S SAWYER AVE
1435 S SAWYER AVE	1903 S SAWYER AVE	1310 S ALBANY AVE	3122 W 16TH ST	3121 W 15TH ST	1554 S SAWYER AVE
1447 S SAWYER AVE	1921 S SAWYER AVE	1312 S ALBANY AVE	1875 S KEDZIE AVE	1957 S KEDZIE AVE	1503 S SAWYER AVE
1430 S KEDZIE AVE	1927 S SAWYER AVE	1316 S ALBANY AVE	3150 W 19TH ST	1923 S TROY ST	1509 S SAWYER AVE
1432 S KEDZIE AVE	1931 S SAWYER AVE	1318 S ALBANY AVE	1901 S KEDZIE AVE	1951 S TROY ST	1553 S SAWYER AVE
1311 S KEDZIE AVE	1902 S KEDZIE AVE	1320 S ALBANY AVE	1903 S KEDZIE AVE	2016 S ALBANY AVE	1559 S SAWYER AVE
1313 S KEDZIE AVE	1902 S KEDZIE AVE	1322 S ALBANY AVE	1925 S KEDZIE AVE	2116 S ALBANY AVE	1530 S KEDZIE AVE
1434 S KEDZIE AVE	1906 S KEDZIE AVE	1326 S ALBANY AVE	1929 S KEDZIE AVE	2118 S ALBANY AVE	1604 S SAWYER AVE
1438 S KEDZIE AVE	1908 S KEDZIE AVE	1336 S ALBANY AVE	1933 S KEDZIE AVE	2130 S ALBANY AVE	1608 S SAWYER AVE
1532 S SAWYER AVE	1950 S KEDZIE AVE	1433 S KEDZIE AVE	1935 S KEDZIE AVE		

4. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed planned development, submitted by Englewood Phase 1, LLC, for the property generally located at 6100-36 South Halsted Street and 801-11 West 61st Street. The applicant is proposing to rezone the property from B2-2 (Neighborhood Mixed-Use District) to B2-3 (Neighborhood Mixed-Use District) and then to a Residential Business Planned Development with two Subareas to be constructed in two phases. On Subarea A, the applicant will construct a 55'-0" tall 56-unit multi-family residential building with residential, amenity, and commercial uses on the ground floor, residential uses on the upper floors, 22 accessory vehicular parking stalls, and 1 loading berth. (19986; 16th Ward)

2. A proposed Residential-Business-Institutional Planned Development, submitted by North Union LLC and The Moody Bible Institute of Chicago, for the properties generally located at 142-172 West Chicago Avenue, 800-934 North LaSalle Drive, 132-314 West Walton Street, 801-921 and 828-950 North Wells Street, 201-315 and 230-314 West Oak Street, 859-1037 and 930-1036 North Franklin Street, 210-232 West Chestnut Street, and 200-210 West Institute Place. The applicants are proposing to rezone the site from Institutional Planned Development #477 and C1-3 (Neighborhood Commercial District) to DX-5 (Downtown Mixed-Use District) and then to a Residential-Business-Institutional Planned Development to permit (i) the continued institutional use of the Moody Bible Institute and the future development up to 1,372 dwelling units on the Moody site (Subareas A and D) and (ii) the construction of a multi-building planned development consisting of 2,656 dwelling units and approximately 1 parking space per 2 residential units. A 0.57 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 5.57. (20650, 2nd and 27th Wards)
3. A proposed amendment to Business Planned Development #1359, submitted by Sc Lake LLC, for the property generally located at 159-185 N. Green Street, 801-825 W. Lake Street and 162-184 N. Halsted Street. The applicant proposes to rezone properties zoned DS-3 (Downtown Service District) and Business Planned Development 1359, to DX-7 (Downtown Mixed-Use District) underlying, and then to Business Planned Development #1359, as amended. The applicant proposes to amend the boundaries of Subarea B of the previously approved planned development to incorporate an approximately 5,000 square foot additional parcel of land and to redevelop the new enlarged Subarea B with a 7-story, 109'-tall office building containing approximately 7,500 square feet of retail on the ground floor. An interim use of an approximately 5,000 square foot outdoor patio for the existing restaurant is proposed. A 4.5 FAR (Floor Area Ratio) bonus will be taken on the parcel of land being added to Subarea B, resulting in a total FAR of 6.25 for Subarea B. The overall FAR of the planned development will remain unchanged at 11.5. No changes to Subarea A of the planned development are proposed. (20593; 27th Ward)
4. A proposed Residential-Business Planned Development, submitted by 640 West Washington, LLC, for the property generally located at 640 W. Washington Boulevard. The applicant proposes to rezone the site from DX-7 (Downtown Mixed-Use District) to a Residential-Business Planned Development. The applicant proposes to construct a 47-story, 515'- tall building with 413 residential units, 217 bicycle parking spaces, 137 accessory vehicular parking spaces and approximately 8,000 square feet of retail, commercial and accessory uses on the ground floor. A 4.5 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 11.5. (20594, 42nd Ward)
5. A proposed amendment to Business Planned Development #376, submitted by Amtrak, for the properties generally located at 210 South Canal, 307-09 South Clinton, and 310 South Canal Streets. The applicant is proposing to amend Business Planned Development #376,

specifically statement 16 to allow for a minor change to transfer 417,344 square feet of FAR building area from Subarea B to Subarea A and to transfer of 7,868 square feet of FAR building area from Subarea C to A, prior to establishing Business Planned Development #376, as amended. There are no proposed changes to the properties. (20673, 42nd Ward)

6. A proposed planned development, submitted by Code RE Partners, Inc., for the property generally located at 2139 W. Pershing Road and 2159 W. Pershing Road. The applicant is proposing to rezone the subject property from M2-3 (Light Industry District) to B2-3 (Neighborhood Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes the redevelopment and adaptive reuse of two existing former industrial buildings into 120 units of housing at 2159 W. Pershing Road, and 39 units of housing and commercial or office space at 2139 W. Pershing Road. The applicant will also construct 141 parking spaces and a shared amenity space between the buildings. (20014; 12th Ward)

5. CHAIRMAN'S REPORT / INFORMATIONAL PRESENTATIONS

1) **Update on WMBE Goals pursuant to the Executive Order**

DPD staff (Nancy Radzevich, Assistant Commissioner) will provide a brief update on the status of project compliance to the Mayoral Executive Order on WMBE participation.

6. ADJOURN